

Index File

Application No. UP-681-05

Mid-Atlantic Commercial (Coventry Corner, LLC)

Application No. UP-681-05 is a request for a Special Use Permit to authorize the establishment of a mini-storage warehouse facility on a 3.72-acre parcel of land located at 1520 George Washington Memorial Highway (Route 17), in the northeast quadrant of the intersection of Route 17 and Coventry Boulevard (Route 1763).

The staff is recommending approval.

Attachments:

1. Staff report
2. Zoning map
3. Concept plan
4. Building renderings (2)
4. Proposed Resolution No. PC05-42

COUNTY OF YORK

MEMORANDUM

DATE: October 4, 2005 (PC Mtg. 10/12/05)

TO: York County Planning Commission

FROM: Timothy C. Cross, AICP, Principal Planner

SUBJECT: Application No. UP-681-05, Coventry Corner, LLC

ISSUE

This application requests a Special Use Permit, pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance, to authorize the establishment of a mini-storage warehouse facility on a 3.72-acre parcel of land located at 1520 George Washington Memorial Highway (Route 17). The property, further identified as Assessor's Parcel 37-55-3, is located in the northeast quadrant of the intersection of Route 17 and Coventry Boulevard (Route 1763).

DESCRIPTION

- Property Owner: Coventry Corner, LLC
- Location: 1520 George Washington Memorial Highway (Route 17)
- Area: 3.72 acres
- Frontage: 339.52' on Coventry Boulevard (Route 1763) and 60' on Route 17
- Utilities: Public water and sewer
- Topography: Generally flat other than an 8' berm along the eastern property line adjacent to residential lots in Tabb Lakes
- 2015 Land Use Map Designation: General Business
- Zoning Classification: Conditional GB – General Business
- Existing Development: None
- Surrounding Development:
 - North: Three single-family detached homes
 - East: Tabb Lakes residential subdivision
 - South: Bakery and horse stable (across Coventry Boulevard)
 - West: Convenience store/gas station (under construction) and credit union; Route 17 beyond

- Proposed Development: Mini-storage warehouse/retail facility

CONSIDERATIONS/CONCLUSIONS

1. The subject parcel is located in the Coventry Professional Park, a three-lot commercial subdivision in the northeast quadrant of the intersection of Route 17 and Coventry Boulevard. Existing uses in the park include a credit union and a Royal Farms convenience store/gas station, both of which front on Route 17. The subject parcel has a Route 17 address because it includes the private drive on Route 17; however, the portion of the parcel that does not include the driveway actually fronts on Coventry Boulevard and is set back approximately 300 feet from Route 17.
2. The Comprehensive Plan designates this area for General Business development, noting (in 1999) that "Completion of Coventry Boulevard, with a signalized intersection at Route 17, will provide an opportunity for a commercial node in this location. Accordingly, the depth of the General Business designation in this area is greater than elsewhere on Route 17." Consistent with this designation, the property is zoned conditional GB (General Business) subject to voluntarily proffered conditions dating back to 1988 when the property was rezoned from CG (General Commercial) and R-12 (Single-Family Residential) to conditional CG through the approval of Application No. 88-14C. Any development of the property is still subject to the 1988 conditions, which are set forth in Ordinance No. O88-39(R).
3. The subject property is surrounded by commercial development to the west and south. On the north side are two non-conforming homes (on GB-zoned property) that front on Gordon Lane (a private road off Route 17), and to the east are single-family detached homes fronting on Bridge Wood Drive in the Tabb Lakes subdivision. The Gordon Lane homes are approximately 100' from the proposed development site and separated from it by an existing stormwater retention pond that serves the professional park. In addition, these residential properties are buffered from the surrounding commercial area by an 8' privacy fence that was installed as a condition of the 1988 rezoning. On the east side are a 50' transitional buffer and an 8' berm, both of which were also established as a condition of the 1988 rezoning to protect adjacent Tabb Lakes residents from any potential adverse impacts of commercial development. The applicant will also be required to provide a 20' landscape yard, including trees and shrubs, along Coventry Boulevard where currently there is very little vegetation, and a 10' side landscape yard along the private driveway. In addition, staff has proposed a condition to require a 10' building perimeter buffer in accordance with Section 24.1-244(b) of the Zoning Ordinance.
4. The proposed development would be a three-story building with approximately 78,580 square feet of floor area, including 15,614 square feet of retail space on the ground floor with the remaining 63,236 square feet dedicated to mini-storage. The retail space is permitted as a matter of right in the GB zoning district; however, mini-storage requires a Special Use Permit. The applicant's concept plan shows a total of 70 parking spaces, which is far fewer than the 129 spaces that would be required for a retail/mini-storage development of this size (63 spaces for retail and 66 for mini-

storage). Because of the lack of parking, it is likely that the proposed development will have to be scaled back in size. This can be accomplished in several ways – by reducing the number of stories, reducing the floor area, converting retail space to mini-storage space, or some combination of these. Staff believes that the ground-floor retail uses facing Route 17 and Coventry are an integral component of the commercial node that the *Comprehensive Plan* envisions for this property; accordingly, staff has proposed a condition to ensure that the retail component of the project be retained.

5. The proposed facility is unlike most mini-storage facilities in the County in that all access to the units would be via interior corridors within the building. There would be no outside bay doors, and the building would not have the appearance of a mini-storage warehouse. Since the parcel has frontage on Route 17, any development thereon will be subject to the provisions of the Route 17 corridor overlay district set forth in Section 24.1-378(d)(1) of the Zoning Ordinance. According to the building renderings submitted by the applicant, the building would have brick façades along Route 17 and Coventry Boulevard. Since the three-story height of the proposed building will make it visible from the southbound lanes of Route 17, staff recommends that a brick façade also be required along the north side of the building. In addition, staff recommends that the rear façade, which will be visible from Coventry Boulevard and Bridge Wood Drive, be constructed of brick, split-faced block, or one of the other approved building materials set forth in the Route 17 corridor overlay district provisions.
6. One advantage of mini-storage warehouses over other types of commercial development is that they do not generate significant amounts of traffic. According to trip generation rates published in the ITE (Institute of Transportation Engineers) *Trip Generation* manual (7th edition), the proposed development can be expected to generate approximately 755 trips on an average weekday. Most of this traffic (635 trips per day) would be generated by the retail component of the development, which is permitted as a matter of right. In 2001 a traffic impact analysis for the entire professional park was prepared and submitted to the County with the development plans, which assumed that future development of the subject parcel would generate approximately 691 average daily trips. Although this is less traffic than the proposed development is expected to generate (64 fewer daily trips, 9 in the AM peak hour and 13 in the PM peak hour), the additional peak-hour trips would not be sufficient to warrant any entrance improvements (i.e., right or left turn lanes). It should also be noted that the ITE trip generation rates for mini-storage appear to be unrealistically high. Furthermore, as a condition of site plan approval for the adjacent Royal Farms convenience store/gas station, the County and VDOT have required the developer to have new traffic counts taken at six- and twelve-month intervals following the opening of the business and make any required improvements. This condition is implemented by way of a development agreement between the developer and the County with sufficient surety to guarantee the performance of the required traffic analysis and the construction of both right and left turn lanes if required.
7. The proposed development would be served by an existing private driveway (labeled Professional Parkway on the submitted concept plan) that serves the professional park

and runs from Route 17 to Coventry Boulevard. The applicant's concept plan also shows an additional egress-only access on Coventry Boulevard; however, a restricted access easement that was established in 2002 with the recordation of the plat for the commercial subdivision precludes such access, and it will not be permitted.

8. The fiscal impact of mini-storage warehouses, though positive, is relatively low in comparison with that of other commercial uses permitted as a matter of right in the GB district, and the employment impacts are negligible. Because of the retail component, which is permitted as a matter of right, the proposed development would have a more positive fiscal impact than a standard mini-storage warehouse facility.

RECOMMENDATION

Staff is of the opinion that the applicant's proposal to mix street-level retail uses with internally-access mini-storage units above as part of a multi-use professional park is consistent with the *Comprehensive Plan's* vision of a commercial node in this location. Other than the private driveway that serves the entire professional park, the property does not front on Route 17, and the proposed development would be set back approximately 300' from this major commercial corridor. Visibility of the parcel from Route 17 is further limited by the presence of a credit union and a convenience store/gas station in front of the parcel. In staff's opinion, these factors reduce the property's viability for a more intensive commercial use. Consequently, concerns about the economic loss associated with mini-storage on the County's main commercial corridor that have previously been raised with respect to other mini-storage warehouses proposals along Route 17 do not apply in this case. Furthermore, since the noise, traffic, and activity levels associated with mini-storage are low compared to most commercial uses that would be permitted as a matter of right, mini-storage is more compatible with the existing residential development in Tabb Lakes to the east. For these reasons, staff recommends that the Commission forward this application to the Board of Supervisors with a recommendation of approval subject to the conditions contained in proposed Resolution No. PC05-42.

TCC

Attachments

- Zoning Map
- Concept Plan
- Building Renderings
- Proposed Resolution No. PC05-42

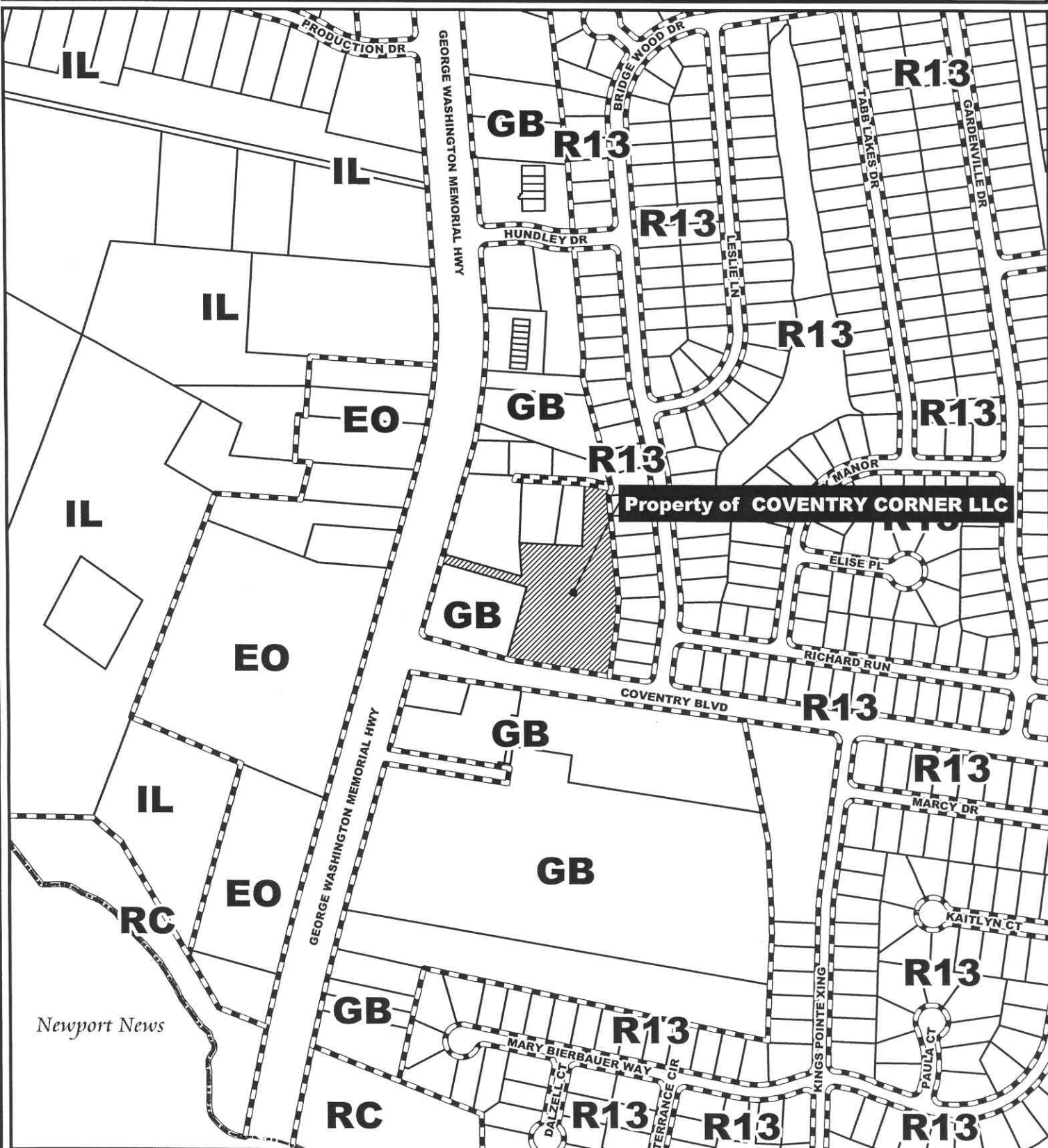
APPLICANT

Coventry Corner, LLC

To authorize a mini-storage warehouse facility
1520 GEO WASH MEM HWY

ZONING MAP

APPLICATION NUMBER: UP-681-05



* = Conditional Zoning

0 225 450 900
Feet

Printed on September 16, 2005



LIBRARY TILE NUMBER:

Lr020

SOURCE: YORK COUNTY
GIS PARCEL DATA and
ZONING COVERAGE

THIS IS NOT A LEGAL PLAT.
This map should be used for
information purposes only. It is
not suitable for detailed site planning.

GEORGE WASHINGTON MEMORIAL HIGHWAY
U.S. ROUTE 17

PROFESSIONAL PARKWAY

COVENTRY BOULEVARD
STATE ROUTE 1763

HOW OR FORMERLY
BARRIERS
(D.A. 217 P.6004)
M07-10-00-0000
OPEN #2028-4294-3833
ZONE: C8

UNIT MIX SCHEDULE		
UNIT	DESCRIPTION	COUNT
A	5'x6'	52
B	5'x6'	104
C	10'x10'	173
D	10'x10'	32
E	10'x20'	48

TABR LAKES - SECTION THREE - A
(P.B. 11, PG. 83)
TAX MAP PARCEL #37-20-34-LOT #

EXIST. 20' WIDE COUNTY
DRAINAGE & UTILITY EASEMENT
(P.B. 11, PG. 83)

BRIDGE WOOD DRIVE
STATE ROUTE 1840

PRELIMINARY #2

COVENTRY

BETHEL DISTRICT - YORK COUNTY, VIRGINIA

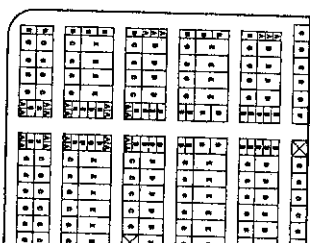
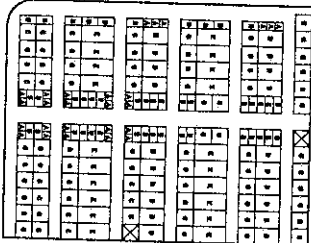
SCALE:	DATE:	OFFICE FILE NAME:
T=500'	6/17/06	388-PRE2

P.O. BOX 1208 YORKTOWN, VA. 23092
PH: 804-894-0643
FAX: 804-894-5283
CELL: 757-506-0317



SELF STORAGE
3rd FLOOR

SELF STORAGE
2nd FLOOR





**Artist Rendering – Retail Self Storage
Coventry Boulevard – Route 17, York County, Virginia**



**Artist Rendering Showing Royal Farms, Credit Union
and the Proposed Retail Self Storage**

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2005:

Present

Vote

Christopher A. Abel
Alexander T. Hamilton
John W. Staton
Nicholas F. Barba
Alfred E. Ptasznik, Jr.
Anne C. H. Conner
John R. Davis

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE
PERMIT TO AUTHORIZE THE ESTABLISHMENT OF A MINI-
STORAGE WAREHOUSE FACILITY IN THE NORTHEAST
QUADRANT OF THE INTERSECTION OF ROUTE 17 AND
COVENTRY BOULEVARD

WHEREAS, Coventry Corner, LLC has submitted Application No. UP-681-05 to request a Special Use Permit, pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance, to authorize the establishment of a mini-storage warehouse facility on a 3.72-acre parcel of land located at 1520 George Washington Memorial Highway (Route 17), further identified as Assessor's Parcel 37-55-3 (GPIN #S02b-4257-3502) and located in the northeast quadrant of the intersection of Route 17 and Coventry Boulevard (Route 1763); and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ____ day of _____, 2005 that Application No. UP-681-05 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize the establishment of a mini-storage warehouse facility on a 3.72-acre parcel of land located at 1520 George Washington Memorial Highway (Route 17) further identified as Assessor's Parcel 37-55-3 (GPIN #S02b-4257-3502), and located in the northeast quadrant of the intersection of Route 17 and Coventry Boulevard (Route 1763) subject to the following conditions:

1. This Special Use Permit shall authorize the establishment of a mini-storage warehouse facility on a 3.72-acre parcel of land located at 1520 George Washington Memorial Highway (Route 17) further identified as Assessor's Parcel 37-55-3 (GPIN #S02b-4257-3502), and located in the northeast quadrant of the intersection of Route 17 and Coventry Boulevard (Route 1763).
2. A site plan prepared in accordance with the provisions set forth in Article V of the York County Zoning Ordinance shall be submitted to and approved by the York County Department of Environmental and Development Services, Division of Development and Compliance, prior to the commencement of any land disturbing or construction activities on the site. Said site plan shall be in substantial conformance with the concept plan titled "Coventry: Preliminary #2," prepared by C. E. Newbaker Surveying & Planning, Inc. and dated August 17, 2005, supplemented with color buildings submitted by the applicant, except as modified herein. Any significant reduction in ground-floor retail square footage along either Route 17 or Coventry Boulevard shall not be deemed to be in substantial conformance with the referenced concept plan.
3. Development and operation of the mini-storage warehouse facility shall be in compliance with the performance standards set forth in Section 24.1-484, *Standards for mini-storage warehouses*, of the Zoning Ordinance, except as modified herein.
4. Freestanding signage for the development shall be limited to one (1) monument sign on Coventry Boulevard in accordance with the dimensional standards set forth in Section 24.1-703(a), of the York County Zoning Ordinance.
5. Building façades along the northern, western, and southern sides of the building shall be constructed of brick or pre-formed simulated brick panels as depicted on the color building renderings submitted by the applicant. The eastern building façade facing the Tabb Lakes subdivision (i.e., parallel to and facing Bridge Wood Drive) shall be constructed of brick, split-faced block, dryvit or other simulated stucco (EIFS), steel-surfaced/pre-finished insulated dimensional wall panels, pre-formed simulated brick or architectural block panels, and wood or synthetic clapboard siding. Barren or unfinished concrete masonry unit (cinder block), corrugated metal, sheet metal, and vertical metal siding shall not be permitted.

6. All fencing shall be of a black wrought iron style. The use of chain link or similar theft-deterrent wire (i.e., barbed wire, razor wire, etc.) anywhere on the property shall not be permitted.
7. A landscaped open space strip a minimum of ten feet (10') in width shall be provided adjacent to and surrounding the building in accordance with the provisions of Section 24.1-244(b) of the Zoning Ordinance.
8. The existing 50' transitional buffer shall be supplemented with additional plantings, in accordance with the planting ratios and standards for a Type 50 Transitional Buffer set forth in Section 24.1-243 of the Zoning Ordinance, to provide a visual screen between the development and the residential properties located at 514 and 516 Bridge Wood Drive.
9. Vehicular access to the development shall be via Professional Parkway only. Direct vehicular access to Coventry Boulevard shall be prohibited.
10. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court prior to application for site plan approval.